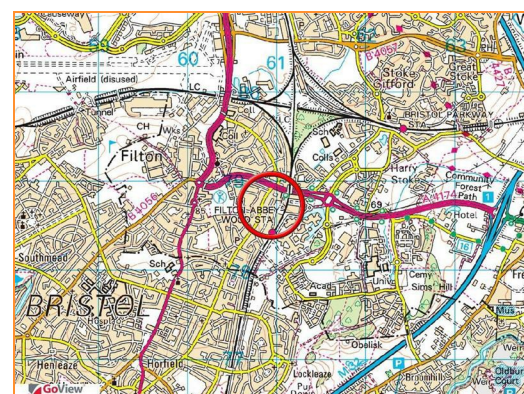
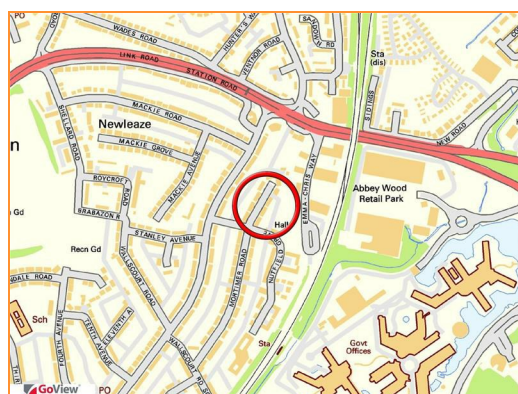




116 Mortimer Road, Filton, Bristol, BS34 7LH

Sold @ Auction £245,000

Hollis Morgan *** SOLD @ NOVEMBER AUCTION *** - An end of terrace 5 BED STUDENT INVESTMENT property (949 Sq Ft) with 10% ROI and located close to UWE or 3 bed FAMILY HOME



116 Mortimer Road, Filton, Bristol, BS34 7LH

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***
GUIDE PRICE £230,000 +++
SOLD @ AUCTION £244,000

LOT NUMBER 39

Wednesday 30th November 2016
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

SOLICITORS

Luke Hewitt
Wards
luke.hewitt@wards.uk.com
01275 858515
First Floor, The Sion, Crown Glass Place, Nailsea, BS48 1RB

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.
Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.
Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.
Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.
You will be automatically updated by email if any new information is added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

An end of terrace 1950's property arranged over two floors with enclosed rear garden and off street parking.

EXTENDED COMPLETION

Completion is set for 20th January 2017 or earlier by mutual consent.

LOCATION

Mortimer Road is located just off Filton Avenue within the popular suburb of Filton. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away. Bristol City Centre is approximately five miles away

THE OPPORTUNITY

INVESTMENT

Excellent investment property that is currently arranged as 5 bedrooms with communal lounge / kitchen.

The property is let for £1875 pcm terminating on 30th June 2017.
The property is let on a 10 month term and has 100% occupancy in recent years.
We understand there is scope for a 12 month term at potentially increased rents.

FAMILY HOME

The property would benefit from some basic updating but would make a fine 3 bedroom family home in this highly sought after location.
There is scope for extension / attic conversion subject to gaining necessary consents.

ACCOMMODATION SCHEDULE

ENTRANCE PORCH

Dual double glazed door to front of the property. Single glazed door to entrance hall.

ENTRANCE HALL

Doors to lounge, dining room, kitchen and sun room. Light fitting and wall mounted radiator.

LOUNGE

13' 5" into bay x 11' 7" (4.09m into bay x 3.53m)
Double glazed bay window to front of the property and gas fire. Light fitting and wall mounted radiator.

DINING / BED 4

10' 8" x 10' 7" (3.25m x 3.23m)
Door to sun room. Light fitting and wall mounted radiator.

KITCHEN

10' 6" x 6' 5" (3.20m x 1.96m)
Kitchen comprising of wall and base units with worktop incorporating a sink with drainer unit. Tiled splashbacks, space for cooker with cooker hood over. Space for fridge/freezer and light fitting. Double glazed window to rear and doorway to sun room.

SUN ROOM

Double glazed doors to rear garden. Plumbing for a washing machine.

LANDING

Doors to bedrooms and bathroom. Access to loft. Double glazed window to the side aspect.

BED 1

13' 6" into bay x 10' 3" (4.11m into bay x 3.12m)
Double glazed bay window to front aspect of the property. Wall mounted radiator and light fitting. Built in wardrobes.

BED 2

10' 11" x 10' 3" (3.33m x 3.12m)
Double glazed window to rear aspect. Wall mounted radiator and light fitting. Built in wardrobes.

BED 3

7' 11" x 6' 11" (2.41m x 2.11m)
Double glazed window to front of the property. Wall mounted radiator and light fitting.

BATHROOM

Bathroom suite comprising of low level WC, wash hand basin and bath with taps and shower over. Tiled splashback, wall mounted radiator, double glazed window to rear aspect and light fitting.

OUTSIDE FRONT

Block paved driveway providing parking for at least two cars. Access to the side of the property via side gate.

OUTSIDE REAR

Lawn area enclosed with fence panelling. Paved patio area to the rear of the garden and back gate

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to -olly@hollismorgan.co.uk.
Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.
In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£900) to Hollis Morgan.
Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property.
Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

BIDDING AT THE AUCTION

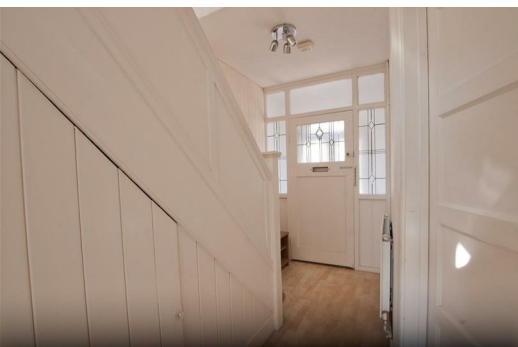
This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ